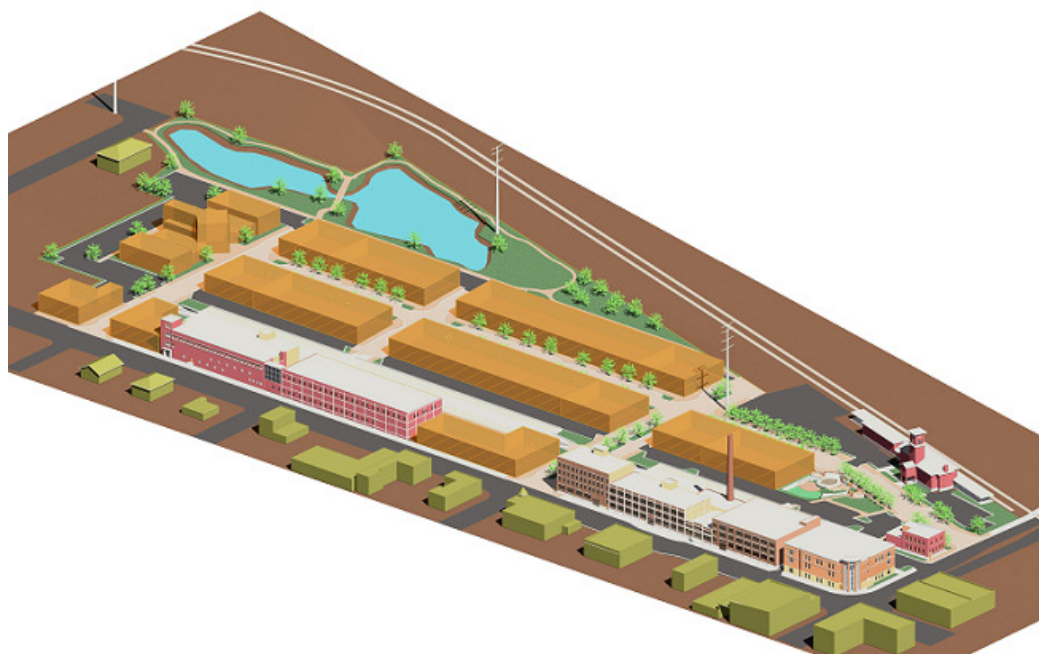




**LEASE OR SALE**



## ***On Broadway Development - Larsen Green***

**Price:** \$5 - \$15/sf

**Leasable Space:** 21.37 acres

**Building Types:** Mixed Use

**Lot Size:** 424,378 sf

**Parcel ID:** multiple

### **Listing Agent Information:**

On Broadway Inc.

c/o David Donoian

920.366.6631 / david@adrealty.biz

### **District Information:**

www.onbroadway.org

### **Green Bay Demographics**

#### **Drive time (minutes)**

|                   | <b>Five</b> | <b>Ten</b> | <b>Fifteen</b> |
|-------------------|-------------|------------|----------------|
| Population        | 44,158      | 130,953    | 198,837        |
| Households        | 18,595      | 55,399     | 80,070         |
| Average HH Income | \$52,890    | \$64,428   | \$73,451       |

#### **Traffic Counts**

|             |        |
|-------------|--------|
| Dousman St. | 11,400 |
| Broadway    | 9,200  |

**City Programs:** The City of Green Bay Economic Development Department will work with you to make your project come to fruition. Our staff can assist with grants, loans and tax incentive programs. Feel free to visit our website and contact our staff to learn about the programs currently available.

**GreenBaywi.gov/EconomicDevelopment ♦ 920.448.3397**

## BACKGROUND

The former Larsen Canning Co. in downtown Green Bay was purchased in June of 2007 by On Broadway, Inc. (OBI), a non-profit organization dedicated to economic development and historic preservation in the Broadway District of Downtown Green Bay. Through a grass-roots community development initiative, OBI has developed a plan for redevelopment of the site into a new mixed-use neighborhood

## PROPERTY

The property consists of 22-acres. On Broadway, Inc. conducted a significant recovery and demolition effort of existing industrial buildings, and the site is now clear and ready for new investment. The Masterplan for the site extends the street grid to the surrounding neighborhood.



[www.onbroadway.org](http://www.onbroadway.org)

Phone: 920.437.2531

# LARSEN GREEN



## BROADWAY DEVELOPMENT

*Developing a  
better tomorrow  
today in the  
Broadway District*

*Real estate now available for  
contractors and developers*